

The following is the agenda for **Thursday, May 7th, 2026 at 6:00pm**. The Todd County Planning Commission will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1st Ave South, Suite 301, Long Prairie.

NOTE: This meeting is being held in-person, and the public is encouraged to attend. Those who do attend in person can find parking atop the hill on the west side of the Historic Courthouse and enter through the North Doors, near the American Flag and monument.

If you have any concerns or questions in regard to the upcoming meeting and the applications on the agenda, feel free to contact the Planning & Zoning Office at either (320) 732-4420 or [toddplan.zone@co.todd.mn.us](mailto:toddplan.zone@co.todd.mn.us). All correspondence must include name & mailing address and be received 48 hours before the date and time of the hearing.

### Agenda

- Call to Order
- Pledge of Allegiance
- Introduction of Planning Commission Members and process review.
- Approval of agenda
- Approval of the April 2<sup>nd</sup>, 2026, Planning Commission meeting minutes
- The applicant is introduced
  - Staff report
  - Applicant confirms if staff report accurately represents the request
  - Correspondence
  - Site Visit Review
  - Public comment
  - Board review with applicants, staff, and public

**1. USS Eagle Bend Solar LLC:** Section 02, Wykeham Township

**Site Address:** 14910 380<sup>th</sup> Street, Eagle Bend, MN 56446

**PID:** 28-0001100

1. Request CUP to construct and operate an up-to 10-megawatt solar farm in AF-1 Zoning District

**2. Vertical Bridge:** Section 27, Iona Township

**Site Address:** 290<sup>th</sup> Street, Browerville, MN 56348

**PID:** 13-0025100

1. Request CUP to construct a cellular communications tower in AF-1 Zoning District

**3. Blair Weiers:** Section 30, Kandota Township, Fairy Lake

**Site Address:** 10723 County 95, Sauk Centre, MN 56378

**PID:** 14-0030900

1. Request CUP to expand an existing 122 animal unit feedlot to 499 animal units in Natural Environment Shoreland District.

**Adjournment –**

**Next meeting: June 4th, 2026**

## Planning Commission Meeting Minutes

April 2nd, 2026

Completed by: Sue Bertrand, P&Z Staff

Site visit for USS Eagle Bend Solar completed by Adam Ossefoort and Jim Pratt on 2/26/2026.

Site visit completed by Adam Ossefoort and Ken Hovet on 3/24/2026 on the Tower Site.

Meeting attended by board members: Chairman Jim Pratt, Vice Chair Ken Hovet, Lloyd Graves, Roger Hendrickson, Andy Watland, and Commissioner Tim Denny.

Staff members: Adam Ossefoort and Sue Bertrand

Other members of the public: Sign-in Sheet is available for viewing upon request.

Jim called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited as a collective group.

Introduction of the staff and board members by Jim.

Ken motioned to have the March 5th, 2026, meeting minutes approved. Roger seconded, voice vote, no dissent heard. Motion carried.

Andy motioned to have the agenda approved as presented. Lloyd seconded, voice vote, no dissent heard. Motion carried.

**AGENDA ITEM 1: USS Eagle Bend Solar LLC: Section 02, Wykeham Township, Site Address: 14910 380<sup>th</sup> Street, Eagle Bend, MN 56336 PID: 28-0001100**

1. Request CUP to construct and operate an up-to 10-megawatt solar farm in AF-1 Zoning District

Tena Monson, US Solar, Mpls. and Brad Wilkening, Westwood Professional Services, St. Cloud office, were present as the applicants.

Staff Findings: Adam read through the new information that was added to the staff report. This report is available for viewing upon request in the Planning & Zoning Office.

### Proposed Conditions if approved:

1. Submittal of an interconnection agreement with the electric service provider prior to issuance of land use permits.
2. Development and submittal of a decommissioning plan in compliance with Section 9.20 of the Todd County Planning and Zoning Ordinance.
3. Establishment of a bond, letter of credit, or escrow account in the amount of \$1,250,000 in which Todd County is made party to for the purposes of decommissioning.
4. Development and approval of a Stormwater Pollution and Prevention Plan (SWPPP) prior to land use permitting.
5. Establishment of 3 rows of trees to serve as vegetative screening. Screening shall be established on the east and south sides of the project areas. Trees shall be planted in an offset pattern to provide maximum screening.

6. Establishment of a road maintenance agreement with Wykeham Township and submittal of the agreement to Todd County prior to issuance of land use permits. Township agreement shall also include a setback distance of the vegetative screening from the road right of way approved by Wykeham Township.
7. There shall be no loading or unloading of equipment or materials within the road right of way. Roadways shall be kept clear, at all times, during and after construction.
8. Noxious weeds and invasive species shall be controlled, at all times.
9. Vegetative screening shall be no less than 10' in height at the time of establishment. Trees selected for vegetative screening shall be approved by the local Soil and Water Conservation District.
10. Vegetative screening along the road right of way shall be setback a distance of no less than 30' measured from the edge of the right of way to the trunk of the planted tree.
11. Applicant must abide by all other applicable federal, state, and local standards.

Adam also pointed out Tena had submitted a 40-page amendment packet for the board members to review and stressed they must take time to review that packet as provided by either taking a recess tonight to read or take home and review at another meeting.

Tena stated she wanted to formally provide some new information tonight through a presentation slide. They will be able to full-depth reclaim the inground posts as part of the decommissioning process. She also stated they will be 66' from the fenceline with their trees. She went through the decommissioning presentation. She stated the most important piece of new information is in the table that shows how they calculate the cost of the decommissioning project and the salvage value. This new information may be viewed in full upon request at the Planning and Zoning office.

Tena mentioned there may be moments in time when the board may want to revisit the permit to review the costs, as they have not added the inflationary value in their figures.

Brad explained storm water management from the presentation. He is also a township official from Becker Township, Chairman of the Planning Commission and they also have a joint planning board that is joint with the city. He stated Solar panels over grass produce 40% less runoff than row crops. Will decrease the need for irrigation, because it is so sandy in Becker township and gives the soil time to restore its' characteristics by not being farmed.

Tena stated when it comes to screening, they want to make sure it is viable and they have the intent of having a screen. She is asking for a little flexibility, as sometimes they cannot find 10' tall trees all at one time.

Tena brought up the Poplar issues. They were planted for a "future use" value. The value of the Solar starts on day one, and she also stated our Comprehensive Plan was very dated, in our assumptions about solar. She did point out the project will be about \$20,000 production tax a year for the County which is 20% of Todd County's Economic Development budget.

Jim gave a short process review for public comment.

Public Comment:

Gene read out of the Todd County Planning and Zoning Ordinance, Section 9.20, and reminded the board of the approved variance by the Board of Adjustment by a 3 to 1 vote, and the proceedings have been recorded to the property. She stated the design of this process has served its' purpose. This project will provide significant additional tax revenue for Todd County along with energy for thousands of homes and businesses, and the 26,000 county residences who call Todd County their home, far more benefit than her land is currently providing, yet protecting wetlands and lowlands from run-off and destruction. Every year she sees more and more building sites and woodlands removed, and low areas tiled and drained to raise farm crops. She stated we produce more here in the US than we can consume in a year, and when our markets to foreign countries become limited, the prices for corn, beans and other grains all suffer. When our government agencies say "We have to continue farming our land", it only forces the farmers to leverage our farms to satisfy what the government agencies and others see as valuable. It's at that point she began to realize we no longer control our own situations and no longer control what we own. Is she supposed to feel good about that? She wants to thank the Todd County Board of Adjustment, Planning and Zoning and the Wykeham Township Supervisors for the support they have provided for this project.

Conrad Stoterau from Eagle Bend owns land to the NW about a mile and he farms. Wants to make it clear it is not Prime Farmland. It is wet, and the amount of money it will take to bring that up to make it good prime farmland is just about impossible. He looks at this project and sees she could go down to the FSA office, put it in CRP and nobody would say a thing. She is putting in the same grasses and pollinators as you would do in CRP. What she is doing is adding value to her property. What the value does to her property helps the tax base. \$15,000 to Todd County and over \$4,800 to Wykeham Township. He stated his township has a budget of \$175,000 and \$4,500 is a lot of money to come in. You've got the County, the Townships and the school districts raising their budgets every year, and with Todd County it is 4-5% every year. The tax money has got to come from someplace. If we can get tax revenue off this property, from somewhere else besides my pocketbook, or the boards' pocketbook, he stated he thinks they should bite on this, because it is not going to get any less. If your property value drops then your taxes will too, because each one of these entities are taking so much money out of there. If we can share the burden with an outside source, rather than us paying the extra property taxes, he is all for it. This is a project like CRP and she is putting added value on it. She owns the land and has the right to do whatever she wants.

Dave Harren, owns land next to Jean's, and stated it is Prime farmland because you look at the soils and all you have to do is tile it out, but whatever, that's not the deal here. He stated he has a brother that runs utilities for Wilmer and he is head of the energy commission. All of our tax dollars are subsidized to places like these, pointing to applicants. Everybody is wondering why your electric bills go higher, it's because of these things. If they were so good, they could run on themselves, and they would contribute, but our tax dollars off our electric bill all goes to this stuff. Either wind, solar or whatever. It can't sustain itself. Like his brother told him, we have two systems in place. We have solar and wind and we are still subsidizing, because we still need our infrastructure for our electricity and that is why our electricity bill is still going up, because of these things. We keep putting these things up, and it's all over and he's not picking on Jean, it is all over the country. California cannot even sustain itself and they have solar panels all over. We keep paying and paying and paying. The only ones getting rich off this is the Solar Companies. It is all tax dollars that they are getting funded on. Guaranteed. We are paying the bill here, guys, unfortunately that's the way it works. They are not doing it themselves; they are getting it through tax dollars. And our taxes are going to keep going up. It is not going to be funded by this, pointing to US Solar. It is all Prime farmland, and you can talk about the run-off,

but if you had it all seeded in corn, it will still not absorb what corn does. Talk to the agronomists. Corn takes over  $\frac{1}{2}$ " to  $\frac{3}{4}$ " per day when it is growing and everybody knows that. Grass doesn't take that. Not only that, but it will also be shaded off, so it will all go over to one spot. We went through this. We have ordinances for a reason. Dave stated if you are going to do this here, he is all for it and he will put his farm into it too, if they want to come and put them up, but the community is going to suffer, big time. That's what happens. You take the farmland out of there, the amount of money that goes into the local communities from farm ground and from agricultural ground is way more than what that solar thing is going to set off. He addressed the board and stated you guys know that.

Wayne Wendel, read from the Section 9.20 from the Ordinance, Solar is not to go on Prime farmland, according to United States Department of Agriculture. He referenced Rockwood soils 2-6% slopes, all areas are Prime farmland. If you approve of this, you are opening Pandora's box. This is something that is subsidized by the US government. He had the opportunity to talk to some people who worked for a city energy department by a medium sized city, and they were required to put in these kinds of projects and didn't care if they produced or not. They just had to do it to satisfy the State of MN for the Green Energy rules. They won't be producing anything today if you look outside, and with all the other factors (tornados, snowy, cloudy), it's not going to be producing.

Board discussion:

Ken asked to see the cost graph, and Tena handed the board paper copies, and entered into the record.

Jim wanted to address the Prime farmland because people keep bringing it up, the last meeting and this meeting. That isn't something we just come up with here, that is decided by the Department of Agriculture. So, if you agree if it is Prime farmland or not, it really doesn't matter because it is set by the Department of Ag who designates what is Prime farmland and what's not. It is nothing like the Red River Valley in Southern Minnesota, but it is Prime farmland in Todd County.

Tim stated during the presentation, there were a few things mentioned about our Comp Plan, and our Economic Development Guiding Principal #4 states to promote, protect and support existing business and agriculture. He stated agriculture in Todd County is our bread and butter. We want to talk about jobs and what not? Last month you talked about two technicians who are on this project that come back and monitor these panels, and he doesn't see those as being local hometown boys or girls. He doesn't see that. We don't have the capacity to have local contractors to install something of this magnitude, he doesn't see that. A lot of these projects, he sees, get farmed out, and it would be great if it didn't, but, in your presentation you talk about people coming back for better jobs, and right now, we have a young group of people, in our area, especially in that area, that are trying to come back to farm on mom and dad's farm, or their grandpa's farm. They want the community; they want to live here. They are buying and building houses here. There're generations who are coming into farming and that's what makes it so special in Todd County and our farm ground. We talk about the economic impact of this project, \$20,000.00 to Todd County just doesn't resonate with him because a poor farmer is going to invest probably \$350.00 an acre. Seed, fertilizer, chemical and rent. The average in this area is close to \$500.00 - \$550.00. He invited to correct him if he is wrong, but it takes a lot of dollars in this area to do that if you were to plant corn. That being said, those dollars, on this site specifically, those dollars are being spent at the Co-op a few miles away for fertilizer or seed or the elevator

that stores and hauls the grain. We have local trucks that are going to haul that grain into town. We have fuel that is local. Tire shops, hydraulic repair shops, maintenance free equipment. The impact of this farm, of that ground is hard to compute everything, because everything is in a minute small community. If a hydraulic hose breaks on that farm, you are going as close as possible and keep it local, you are not going an hour away to get it fixed. If an engine breaks down, you are going to stay in the County, guaranteed, that is, because there are good repair shops in town. We are not farming that out. It's tough when you put that \$20,000 against what the farm can produce. This was a good information packet, he found a few things, it now says 58 acres, and he thought it was 56 acres. This says 35-years decommissioning and he thought it was 25-years.

Tena explained the fence line is 51, but if you square it off that's where you get to 56. She asked where he saw 58. Then added Westwood may have used their own figures and she apologized for that.

Tim continued, also the Land Use Guiding Principals "to promote and guide orderly development and growth in Todd County in a fair and common-sense manner" and stated he doesn't believe this is the best common-sense manner of growth for Todd County. He stated he feels they should explore other avenues before we start heading down this road. He stated this is a big packet and a lot to dig through and he has only glanced at it.

Roger stated we set this in the Ordinance about Prime farmland and there are other people who think they have more authority over this, and he knows at least two of them are farmers and he can't come up with where they are coming from, unless they have enough farmland they don't care. One question, the steel you stated you would cut off and leave part in the ground and now here, he thinks he is reading it right, it is pulled out.

Tena, that's correct, they are able to full depth reclaim. She apologized for last time she was incorrect on the steel piling removal.

Andy confirmed the entire 12' pole will be removed during decommissioning. State of MN requires a detailed decommissioning plan and update every 5 years, and he is wondering what that looks like, will we get to be a part of that and will that include updates to the cost estimates. The numbers look very peachy right now, but his concern is the costs may change for recycling with inflation. He did an AI check and found our 1.25 million in escrow to cover decommissioning will be 2.8 to 3 million 25 years from now. Will that be looked at as we go and adjusted if we discover we are exceeding our 1.25 million?

Jim, we could add that as a condition.

Adam, will we be able to ask for additional financial security after five years? He could ask an attorney.

Andy, either do that or ask for higher insurance now.

Adam stated that would exceed what the standard of the Ordinance is now.

Andy, fixed numbers in an ordinance are a challenge, valid at the time, but would change over time.

Tena stated she would be fine to come up with a separate agreement on checking in on the decommissioning cost changes and is open to working with the county on that.

Andy, if things stay the way they are today it would be fine, but we would hate to be stuck in a bad spot. He also wanted to point out that he knows it is in the Comprehensive plan to promote alternative energy, but it is also in the Comprehensive plan to promote agriculture. Those are conflicting with this project. We do have the responsibility as a County to promote a “consistent use” of these rules and the fact a variance is needed for this project makes it difficult to be consistent for the next project. If we are going to be consistent, we might set a precedence that could be negative for what the true intent of the Comprehensive plan is. He added, he would like to put this in perspective; the variance was granted for the Prime farmland part of it, and technically it is not a part of our decision making process, but his concerns are: Prime farmland doesn’t have any impact on how it is used, or being used, or the farm practices of who is farming it, whether they are attaining yields or not, it is a designation of that soil type. You could say it is rocky, not drained, great or bad, but by the definition in the Ordinance: it is Prime. That’s the end of it, really. It was Brought up in front of us as a reason for the variance is: the yields were not being met #1- that is a farming practice and #2 - there is no documentation of proof of what those yields were attained on this farmland, as far as corn use. The comparison was made about a certain level of corn yield (no documentation) and compared to the County average of 210 bushels per acre and was **erroneous** information. So, the comparison brought forth to us as well as the Board of Adjustment is **incorrect**. If you look at the USDA yields for Todd County, the average for corn is **not** 210 bushels per acre, it is 152. So, if you are comparing the current yields that is being attained to the County average as an argument that it shouldn’t be considered Prime farmland, and thus get the variance, and thus skew our opinion on whether we should grant the permit, those numbers are incorrect. Therefore, it brings the question into his mind; if those numbers are incorrect, what else is being exaggerated or minimized or hidden from us in the aspect of full disclosure in order to skew our decision making? He did state many of his concerns have been addressed.

Jim stated we were given an addendum to review before we can make a decision.

Ken moved to table for review of the 40-page addendum, Roger seconded.

Roll call vote commenced as follows:

| <b>Board member</b> | <b>Vote (yes or no)</b> |
|---------------------|-------------------------|
| Ken Hovet           | Yes                     |
| Roger Hendrickson   | Yes                     |
| Lloyd Graves        | Yes                     |
| Andy Watland        | Yes                     |
| Jim Pratt           | Yes                     |

Motion carried to table until May 7<sup>th</sup>, 2026.

**AGENDA ITEM 2: The Towers LLC C/O Buell Consulting -Section 23, Birchdale Township, Site Address: 21794 State Hwy 28, Grey Eagle, MN 56336 PID: 03-0018603**

1. Request for construction of a monopole for telecommunications antennas and equipment with a structure height of 155', and an overall height of 164' including the lighting rod in Rural Townsite Zoning District.

Justin was present as the applicants.

Staff Findings: Adam read through the staff report. This report is available for viewing upon request in the Planning & Zoning Office.

**Recommendation:**

A motion to recommend approval to the County Board of Commissioners with the following conditions:

**Proposed Conditions:**

1. Applicant must abide by all applicable federal, state, and local standards.

On Site Visit Report was reviewed by Ken: This report may be viewed in full, upon request, at the Planning and Zoning Office.

Correspondence received: None

Public comment: None.

Board discussion:

On Site Visit Report was reviewed by Ken: This report may be viewed in full, upon request, at the Planning and Zoning Office.

Roger 180'?

Adam 164' and it does meet or exceeds all setbacks for the parcel, equal to the tower height.

Ken, it will be in the guy's yard. Can we confirm it is a free-standing tower?

Justin, yes, no guide wires, mono pole design.

Ken cellphone use?

Justin, yes.

Andy, how deep is the foundations on free standing?

Justin, he can get that measurement for the board.

Andy asked to see the area where this is located.

Adam stated they have enclosed documents stating they have been approved by FFA and in an area where they do not require the review, as they are far enough away from any airports. This is the Ward springs and little Birch Lake area is South and East of it.

Adam went through the specs on the overhead showing more detailed plans for the project and area.

Justin there is a vicinity map that shows the area and they are all engineered for structural accuracy.

Andy stated he farms around one of the mono poles and they are unobtrusive.

Roger mentioned the soil and Justin stated it will be built for structural adequacy.

Ken, not unusual to see spray planes out there, what sort of visual will they have of the tower?

Justin stated Verizon abides by all FAA and FTC regulations and it is not required to be lit, anything under 199 ft., unless it is within 3.14 miles of an airport.

Ken, really nothing to make that tower visible to the pilots.

Justin stated the Pilots have their systems to be notified of anything that would be of hazard if it were an issue. That's what they would be complying with.

Justin, sheet A-1 shows the side view, and it does have space for four additional carriers.

Discussion on tower placement on the site, in reference to the surrounding structures.

Roger motioned to recommend approval with the one condition as presented, Ken seconded.

1. Applicant must abide by all applicable federal, state, and local standards.

Roll call vote commenced as follows:

| Board member      | Vote (yes or no) |
|-------------------|------------------|
| Ken Hovet         | Yes              |
| Roger Hendrickson | Yes              |
| Lloyd Graves      | Yes              |
| Andy Watland      | Yes              |
| Jim Pratt         | Yes              |

Motion carried. Ken noted the application will be presented to the County Board of Commissioners on April 21st, 2026.

**AGENDA ITEM 3: Amendment to Article XII. Regulation on Cannabis Businesses, Todd County Planning and Zoning Ordinance.**

Staff Findings: Adam reviewed the proposed amendments and pointed out the difference in how to measure for setbacks and the packet that was mailed to the board members did not have the wording to specify where the setback is measured from; be it from the Cannabis business to a property line containing a school etc. and not to the school structure itself. The staff report may be viewed in full, upon request at the Planning and Zoning office.

Correspondence received: none

Board discussion:

Adam stated it does not have how we are going to measure setbacks, yet.

Andy, business means any of those components or buildings used to run the business.

Adam, we are measuring from the closest point of the business (read from the definition of a structure from our ordinance) to the property line that contains the school, daycare etc.

Jim, write that "setbacks shall be measured"...

Discussion on how to measure and from what for the setback and how to word it.

Adam stated he will correct the numbering from what they have.

Public comment:

Barb Becker asked, from the measuring point, is the well or septic system considered a part of the structure (related to the cannabis operation)?

Ken would say no, that would be more of a utility, and the board agreed.

Jim suggested amending the wording.

Adam, for the purpose of this section, a fence surrounding a cannabis field is considered a structure. He stated he sent this on to Jason for review but had not heard back. If a big red flag comes up, it may be remanded back from the commissioners, but if you are ready to move on this, it would go to the commissioners on the 21<sup>st</sup> of April and if they are ready to adopt, from that moment it would be enforceable. The rest is logistical.

Tim commented on the first few applications for Cannabis really helped us zone in on how to structure this a lot more accordingly for what our needs are.

Jim thinks it should go to the commissioners before we meet with a surprise.

Ken motioned to recommend approval for adoption, Andy seconded.

Roll call vote commenced as follows:

| <b>Board member</b> | <b>Vote (yes or no)</b> |
|---------------------|-------------------------|
| Ken Hovet           | Yes                     |
| Roger Hendrickson   | Yes                     |
| Lloyd Graves        | Yes                     |
| Andy Watland        | Yes                     |
| Jim Pratt           | Yes                     |

Motion carried. Jim noted the proposed amendments will be presented to the County Board of Commissioners on April 21<sup>st</sup>, 2026.

Ken asked for a revised copy to be mailed and e-mailed to the Board.

Adam, yes.

Moratorium discussion. Adam would get legal counsel on that, if it comes to that.

Andy, we are trying to get this done before another application comes up.

Roger motioned to adjourn, Lloyd seconded. Voice vote, no dissent heard, meeting adjourned at 7:34 PM.

DRAFT



**PLANNING & ZONING**  
215 1<sup>st</sup> Avenue South, Suite 103  
Long Prairie, MN 56347  
Phone: 320-732-4420 Fax: 320-732-4803

April 16, 2026

Hello Planning Commission,

There has been no new information or correspondence submitted since April 2<sup>nd</sup>, PC meeting on USS Eagle Bend Solar. Please reach out to our office, if there is any information you need me to resend.

Sue Bertrand  
Todd County Planning and Zoning  
215 1<sup>st</sup> Ave. South  
Long Prairie, MN 56347  
320-732-4420



WHERE THE FOREST MEETS THE PRAIRIE

**Todd County**  
• MINNESOTA • EST. 1855 •

**PLANNING & ZONING**  
215 1<sup>st</sup> Avenue South, Suite 103  
Long Prairie, MN 56347  
Phone: 320-732-4420 Fax: 320-732-4803  
Email: [ToddPlan.Zone@Co.Todd.MN.US](mailto:ToddPlan.Zone@Co.Todd.MN.US)

### CONDITIONAL USE PERMIT APPLICATION

Applicant Vertical Bridge Mailing Address 4340 Stinson Blvd NE  
Columbia Hts, MN 554212  
Site Address PID 13-0025100

Phone Number [REDACTED]

Property Owners Name & Address (if not applicant) Wild Men Properties LLC  
221 Lake St. South, Suite 104. Long Prairie, MN 56347

Parcel ID(s) 13-0025100 Township Iona Lake/River Name N/A

Zoning District (circle one): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

Full and Current Legal Description(s) NE 1/4 of NE 1/4 Sec 27 Twp 120 Range 34  
(attach if necessary)

Current tax statement or other proof of ownership attached (X) yes ( ) no

Measurement of land involved: Width 1,330' Length 1,320' Acres 40.31

Septic System: Date installed N/A Date of latest Compliance Inspection \_\_\_\_\_

Is an upgrade needed: ( ) yes ( ) no

Site accessed by: (X) public road ( ) easement

If easement, is the easement legally recorded? ( ) yes ( ) no

Detailed Explanation of Request:

Proposed construction of a cellular communications tower and associated equipment in order to improve necessary coverage and capacity to residents as well as improved emergency services coverage.

Did you meet with the Township Board to present the Application for Conditional Use Permit?

Yes X No \_\_\_\_\_ Date of the meeting: 2 / 9 / 26

Optional Township Board Signature \_\_\_\_\_

Board Position \_\_\_\_\_

*LUP Receipt # 2026-0112*

**Received**  
**APR 13 2026**  
*JLC*  
Todd County  
Planning & Zoning

Will the request create an excessive burden on the existing roads or other utilities? **Explain**

No, this facility is designed to run autonomously and once constructed will only require periodic maintenance.

Is the requested use compatible with the surrounding properties? **Explain**

Yes, the surrounding area is zoned agricultural and the requested use falls within one of the many allowable uses compatible with lands zoned agricultural.

Could the use significantly depreciate near-by properties? **Explain**

No, the request will provide a much needed improvement in services the community relies on and would not have a negative impact on the value of surrounding properties.

Will the structure and the use have an appearance that will not have an adverse effect on near-by properties? **Explain**

No, this structure will use an unpainted dull gray steel color, no signage will be installed other than what is required by the FCC and no lighting will be use other than what is required by the FAA.

Will the requested use create an adverse affect on near-by properties because of noise, odor, glare, hours of operation, or general unsightliness? **Explain**

No, this facility will not release any offensive noise, odor, glare or require unusually hours of operation where a person or vehicle would be present and will be continuously maintained to prevent any unsightliness.

**RETURN APPLICATION, SITE PLAN, SEWER INFORMATION AND ANY ADDITION INFORMATION, AND FEE TO:**

Todd County Planning & Zoning Office  
215 1<sup>st</sup> Ave South, Suite 103  
Long Prairie, MN 56347

Fee: \$600.00 or After-the-Fact Fee: \$1,200.00 payable to "Todd County"

**Only complete applications may be placed on an agenda**

**\*\*A PARCEL IN JOINT OWNERSHIP MUST PROVIDE WRITTEN SIGNATURE OF ALL OWNERS\*\***

|                                       |   |                |
|---------------------------------------|---|----------------|
| Alex Trueman                          | <u>Alex Trueman</u>                     | 1/19/26        |
| Applicant Name Printed                | Signature                               | Date           |
| <u>Janice Flan Wildman Properties</u> | <u>[Signature]</u>                      | <u>1-19-26</u> |
| Property Owner Name Printed           | Signature (If different than applicant) | Date           |

**A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).**

**AUTHORIZED AGENT FORM**

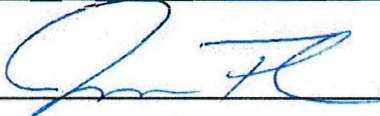
I hereby authorize Vertical Bridge to act as my  
authorized agent for all public hearing(s) and legal relations with this application on property located at:

Site address PID 13-0025100

Section # 27 Township Name Iona

Parcel Number(s) 13-0025100

Property Owner(s) name (print) Jamie Flan Wild Men Properties

Property Owner(s) Signature(s)  Date 1-19-26

Authorized Agent(s) name (print) \_\_\_\_\_

Authorized Agent(s) Signature(s) \_\_\_\_\_ Date \_\_\_\_\_

Authorized Agent Phone Number \_\_\_\_\_

DENISE GAIDA  
TODD COUNTY AUD./TREAS.  
215 1ST AVE. S., SUITE 201  
LONG PRAIRIE, MN 56347  
320-732-4469  
www.co.todd.mn.us

**2026**  
**PROPERTY TAX STATEMENT**

PRCL# 13-0025100 RCPT# 9531  
TC 550 550

Property ID Number: 13-0025100  
Property Description: SECT-27 TWP-130 RANG-34  
NE4 NE4 40.00 ACRES

WILD MEN PROPERTIES LLC 36834-T  
221 LAKE STREET SOUTH ACRES 40.00  
SUITE 104  
LONG PRAIRIE MN 56347

| Values and Classification              |                            |        |
|--|----------------------------|--------|
| Taxes Payable Year                     | 2025                       | 2026   |
| Estimated Market Value:                | 55,000                     | 55,000 |
| Homestead Exclusion:                   |                            |        |
| Taxable Market Value:                  | 55,000                     | 55,000 |
| New Improve/Expired Excls:             |                            |        |
| Property Class:                        | RUVV NON-HSTI RUVV NON-HST |        |
| Sent in March 2025                     |                            |        |
| Proposed Tax                           |                            |        |
| * Does Not Include Special Assessments |                            | 424.00 |
| Sent in November 2025                  |                            |        |
| Property Tax Statement                 |                            |        |
| First half Taxes:                      |                            | 364.00 |
| Second half Taxes:                     |                            | 364.00 |
| Total Taxes Due in 2026                |                            | 728.00 |

**\$\$\$ REFUNDS?** You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....  
File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**

2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....

|   |   |                                |        |        |
|---|---|--------------------------------|--------|--------|
| <b>Property Tax and Credits</b>                           | 3. Property taxes before credits .....                  |                                | 532.94 | 543.37 |
|   | 4. A. Agricultural and rural land tax credits .....     |                                | .00    | .00    |
|   | B. Other credits to reduce your property tax .....      |                                | 124.64 | 118.43 |
|   | 5. Property taxes after credits .....                   |                                | 408.30 | 424.94 |
| <b>Property Tax by Jurisdiction</b>                       | 6. County .....   |                                | 237.40 | 239.48 |
|   | 7. City or Town .....                                   |                                | 101.15 | 110.30 |
|   | 8. State General Tax .....                              |                                | .00    | .00    |
|   | 9. School District: 787                                 | A. Voter approved levies ..... | 33.40  | 29.46  |
|   |   | B. Other local levies .....    | 35.89  | 45.25  |
|   | 10. Special Taxing Districts:                           | A. REGION V .....              | .46    | .45    |
|   |   | B. ....                        |        |        |
|   |   | C. ....                        |        |        |
|   |   | D. ....                        |        |        |
|   | 11. Non-school voter approved referenda levies .....    |                                |        |        |
|   | 12. Total property tax before special assessments ..... |                                | 408.30 | 424.94 |
| <b>Special Assessments on Your Property</b>               | 13. A. 7189 CD 18 DITCH ASMT .....                      |                                | 289.84 | 284.48 |
|   | B. 7186 CD 18 DITCH ASMT .....                          |                                |        | 18.58  |
| PRIN  | 286.95 C. 7185 CD 18 DITCH ASMT .....                   |                                | 27.86  |        |
| INT   | 16.11 D. ....   |                                |        |        |
| TOT   | 303.06 E. ....  |                                |        |        |
| 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS ..... |   |                                | 726.00 | 728.00 |

| Taxes Payable Year:      | 2025   | 2026   |
|--------------------------|--------|--------|
|                          |        | .00    |
| <input type="checkbox"/> |        |        |
|                          | .00    |        |
|                          | 532.94 | 543.37 |
|                          | .00    | .00    |
|                          | 124.64 | 118.43 |
|                          | 408.30 | 424.94 |
|                          | 237.40 | 239.48 |
|                          | 101.15 | 110.30 |
|                          | .00    | .00    |
|                          | 33.40  | 29.46  |
|                          | 35.89  | 45.25  |
|                          | .46    | .45    |
|                          |        |        |
|                          |        |        |
|                          | 408.30 | 424.94 |
|                          | 289.84 | 284.48 |
|                          | 27.86  | 18.58  |
|                          |        |        |
|                          | 726.00 | 728.00 |

**2nd Half 2026** DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT  
Pay Stub MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

**1st Half 2026** DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT  
Pay Stub MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 13-0025100 RCPT# 9531  
RUVV NON-HSTD

PRCL# 13-0025100 RCPT# 9531  
RUVV NON-HSTD

|  |                     |  |              |        |
|--|---------------------|--|--------------|--------|
| AMOUNT DUE   |                     | AMOUNT DUE   | TOTAL TAX    | 728.00 |
| OCTOBER 15, 2026   | 2ND HALF TAX 364.00 | MAY 15, 2026                                       | 1ST HALF TAX | 364.00 |
|  | PENALTY             |  | PENALTY      |        |
| NO RECEIPT SENT UNLESS REQUESTED.<br>YOUR CANCELLED CHECK IS YOUR RECEIPT. | TOTAL               | TAXES OF \$100.00 OR LESS<br>MUST BE PAID IN FULL. | TOTAL        |        |

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER. ELECTRONIC  
PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER. ELECTRONIC  
PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

WILD MEN PROPERTIES LLC 36834-T  
221 LAKE STREET SOUTH  
SUITE 104  
LONG PRAIRIE MN 56347

WILD MEN PROPERTIES LLC 36834-T  
221 LAKE STREET SOUTH  
SUITE 104  
LONG PRAIRIE MN 56347

LIST ADDRESS CORRECTION ON BACK  
**TODD COUNTY**

LIST ADDRESS CORRECTION ON BACK  
**TODD COUNTY**

CHECK  CASH  COUNTER  MAIL

CHECK  CASH  COUNTER  MAIL

# \$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2026 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2026, you *may* qualify for one or both of the following homestead credit refunds:

- Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than \$142,490.
- Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2025, and **both** of the following are true:
  - The net property tax on your homestead increased by more than 12% from 2025 to 2026.
  - The increase was at least \$100, not due to improvements on the property.

For Form M1PR and instructions:



www.revenue.state.mn.us



(651) 296-3781



Minnesota Tax Forms  
Mail Station 1421  
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

## Penalty For Late Payment Of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

| Property Type:                    | 2026   |        |        |       |       |       |        |       |        |       | 2027  |
|-----------------------------------|--------|--------|--------|-------|-------|-------|--------|-------|--------|-------|-------|
|                                   | May 16 | June 1 | July 1 | Aug 1 | Sep 1 | Oct 1 | Oct 16 | Nov 1 | Nov 17 | Dec 1 | Jan 2 |
| <b>Homesteads and Cabins</b>      |        |        |        |       |       |       |        |       |        |       |       |
| 1st half                          | 2%     | 4%     | 5%     | 6%    | 7%    | 8%    | 8%     | 8%    | -      | 8%    | 10%   |
| 2nd half                          | -      | -      | -      | -     | -     | -     | 2%     | 4%    | -      | 5%    | 7%    |
| Both Unpaid                       | -      | -      | -      | -     | -     | -     | 5%     | 6%    | -      | 6.5%  | 8.5%  |
| <b>Agricultural Homesteads</b>    |        |        |        |       |       |       |        |       |        |       |       |
| 1st half                          | 2%     | 4%     | 5%     | 6%    | 7%    | 8%    | 8%     | 8%    | 8%     | 8%    | 10%   |
| 2nd half                          | -      | -      | -      | -     | -     | -     | -      | -     | 2%     | 4%    | 6%    |
| Both Unpaid                       | -      | -      | -      | -     | -     | -     | -      | -     | 5%     | 6%    | 8%    |
| <b>Nonhomesteads</b>              |        |        |        |       |       |       |        |       |        |       |       |
| 1st half                          | 4%     | 8%     | 9%     | 10%   | 11%   | 12%   | 12%    | 12%   | -      | 12%   | 14%   |
| 2nd half                          | -      | -      | -      | -     | -     | -     | 4%     | 8%    | -      | 9%    | 11%   |
| Both Unpaid                       | -      | -      | -      | -     | -     | -     | 8%     | 10%   | -      | 10.5% | 12.5% |
| <b>Agricultural Nonhomesteads</b> |        |        |        |       |       |       |        |       |        |       |       |
| 1st half                          | 4%     | 8%     | 9%     | 10%   | 11%   | 12%   | 12%    | 12%   | 12%    | 12%   | 14%   |
| 2nd half                          | -      | -      | -      | -     | -     | -     | -      | -     | 4%     | 8%    | 10%   |
| Both Unpaid                       | -      | -      | -      | -     | -     | -     | -      | -     | 8%     | 10%   | 12%   |
| <b>Personal Property</b>          | 8%     | 8%     | 8%     | 8%    | 8%    | 8%    | 8%     | 8%    | 8%     | 8%    | 8%    |
| <b>Manufactured Homes</b>         |        |        |        |       |       |       |        |       |        |       |       |
| 1st half                          | -      | -      | -      | -     | 8%    | 8%    | 8%     | 8%    | 8%     | 8%    | 8%    |
| 2nd half                          | -      | -      | -      | -     | -     | -     | -      | -     | 8%     | 8%    | 8%    |

**Personal Property Located on Leased Government-owned Land:** Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 15, 2026.

**Note to manufactured homeowners:** The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

**IMPORTANT ADDITIONAL NOTES:**

- TAXPAYERS ARE RESPONSIBLE FOR PAYMENT OF TAX AND THIS IS NOT AFFECTED BY FAILURE TO PROVIDE A STATEMENT FOR A PARCEL.
- WE DO NOT MAIL SECOND HALF STATEMENTS.
- PAYMENT - WE ARE PROHIBITED FROM ACCEPTING POST-DATED CHECKS. PAYMENT MUST BE IN U.S. DOLLARS BY MONEY ORDER, OR DRAFT FROM A U.S. BANK OR BRANCH. DRAFT MUST HAVE BANK'S CODED TRANSIT NUMBER ALONG BOTTOM EDGE.
- M.S. 276.017 SUBD. 3. PROOF OF TIMELY PAYMENT. THE POSTMARK OR REGISTRATION MARK OF THE UNITED STATES POSTAL SERVICE QUALIFIES AS PROOF OF TIMELY MAILING. MAILING, OR THE TIME OF MAILING, MAY ALSO BE ESTABLISHED BY A DELIVERY SERVICE'S RECORDS OR OTHER AVAILABLE EVIDENCE. THE POSTMARK OF A PRIVATE POSTAGE METER OR AN ELECTRONIC STAMP PURCHASED ONLINE MAY NOT BE USED AS PROOF OF A TIMELY MAILING MADE UNDER THIS SECTION.

## SENIOR CITIZENS' PROPERTY TAX DEFERRAL

The Senior Citizens' Property Tax Deferral Program provides a low-interest loan to senior citizens having difficulty paying property taxes. This is not a tax forgiveness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
- Ensures the amount of tax paid remains the same as long as you participate in this program.

To be eligible for the program in 2027, You must file an application by **November 1, 2026**, as well as:

- Be at least 65 years old,
- Have a household income of \$96,000 or less, and
- Have lived in your home for at least 5 years.

To learn more and find an application for this program, or to file an on-line application, go to [www.revenue.state.mn.us](http://www.revenue.state.mn.us) and type "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

### ADDRESS CORRECTION

NEW ADDRESS:

NAME \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

### ADDRESS CORRECTION

NEW ADDRESS:

NAME \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

**THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT**

**THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT**

at 31570 County II, Clawsa. A petition was received by April Board, signed by Alex & human I... of... to accept was present at the meeting and shared details in Long Township. Site maps + travel details were given to the Board. Also... the plan was reviewed with no changes, leaving a special agreement request was received for... Clawsa (p113, p132, p133) property owned by William... with no known agreements from the Board. The Clawsa Fire Department was reviewed + accepted with a motion from April Board, second by John...  
Clark's report:  
March Election Absentee Voting will be on March 7, 2026 from 10:00am - Noon at the Clerk's home. The Board of Appeal + Certification will meet on April 16, 2026 @ 10:00am at The Green Hall. March Elections will take place following the Annual Meeting on March 10, 2026. The Clerk's report will be given to the Board. The Clawsa Annual Meeting will be held on Monday, April 9, 2026. The 2026 boundary annexation survey was updated + completed by the Clerk. A motion was made by April Board...

\* Attended Fona Twp. mtg

Thank you,

at 5176 County II, Clonara. A motion was made by April Brown, second by John Levent to accept the manufacturing of children they submitted. Alex Chuman & Joseph M. Wilson were present at the meeting and board details on the proposed town to be built off of 2100 St. John's St. The board, along with the 2016 financial plan. The plan was reviewed with no changes, leaving coverage in the Silver Plan.

A Special Agreement Request was received for 2017. St. Clonara (10113.001200) property owned by William Fontaine with no known agreements from the Board. The Clonara Fire Department was reviewed & accepted with a motion from April Brown, second by John Levent.

Clark's Report: March Election Abandon Meeting will be on March 7, 2026 from 8:00am - Noon at the Clerk's Home. The Board of Appeals & Equalization will meet on April 16, 2026 @ 10:00am at the Town Hall.

March Elections will take place following the Annual Meeting of March 10, 2026. Mike Jan, Ward 2, 2026. Spring Post Office Closes were closed. The 2026 Clonara Annual Meeting was given to the Board. The Clonara Annual Meeting was held on Monday, April 9, 2026. The 2026 boundaries of Unincorporated Area were updated & completed by the Clerk. A motion was made by April Brown, second by





Revised

CONSULTANT: **Edge** Consulting Engineers, Inc.  
www.edgeconsult.com

TOWER OWNER: **verticalbridge** THE TOWERS, LLC

TERREST: **verizon**

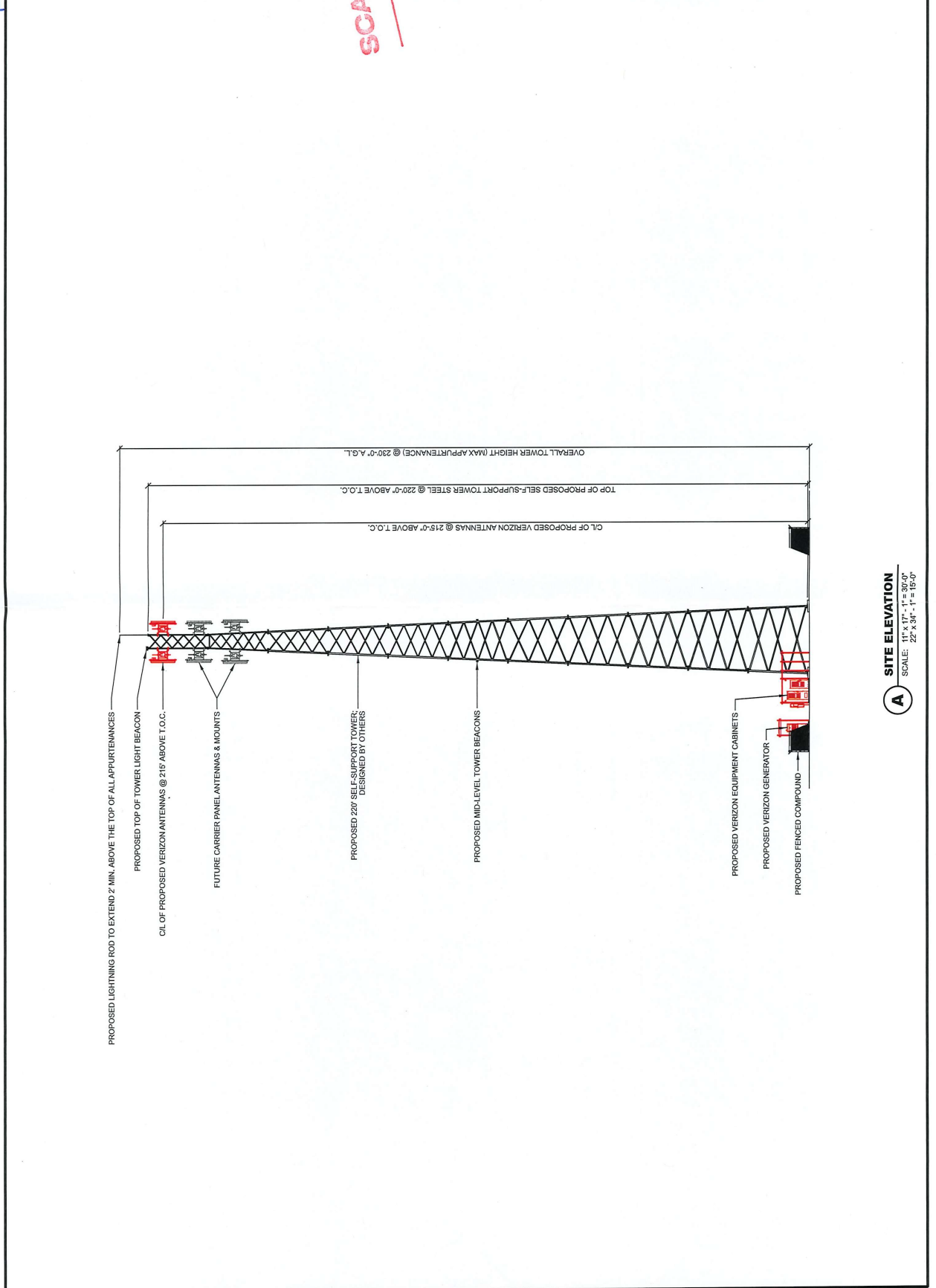
ENGINEER SEAL: **NOT FOR CONSTRUCTION**

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS OF THE STATE OF MINNESOTA.

**TOWER ELEVATION**  
IONA (VZW #: 17468869)  
MN05 IONA (VZW #: US-MN-5470)  
BROWERVILLE, MINNESOTA

| NO. | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 1   | 10/06/20 | REV. A      |
| 2   | 10/15/20 | REV. B      |
| 3   | 02/24/21 | REV. C      |

CHECKED BY: PCL  
EDGE SITE ID: S17897  
EDGE PROJ.#: 46615  
SET TYPE: LEASE EXHIBIT  
SHEET NUMBER: **VB T-201**



**A** **SITE ELEVATION**  
SCALE: 11" x 17" - 1" = 30'-0"  
22" x 34" - 1" = 15'-0"

13-0021800  
LUKE HATTON

13-0021701  
HRZ LLC

13-0021700  
JOHN & FANNIE  
KAUFFMAN

13-0022500  
JOHN & FANNIE  
KAUFFMAN

290TH ST

13-0025200  
THEODORE  
J MAY

13-0025100  
WILD MEN  
PROPERTIES LLC

13-0024500  
GARVIN &  
CHERYL HIEBERT

13-0025300  
THEODORE  
J MAY

13-0025400  
ROBERT J  
BLENINGER JR

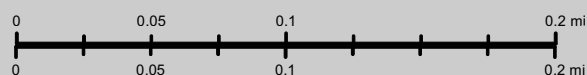
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County  
MINNESOTA



Todd County GIS  
215 1st Ave S, Ste 102  
Long Prairie, MN 56347  
(Office) 320-732-4248

### GIS Site Map



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

Printed on:  
Tuesday, January 20, 2026

April 7:00 AM  
13



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: [ToddPlan.Zone@Co.Todd.MN.US](mailto:ToddPlan.Zone@Co.Todd.MN.US)

RECEIVED

APR 14 2026

Todd SWCD

CONDITIONAL USE PERMIT APPLICATION

Applicant Blair Weiers Mailing Address 10723 County 95 Sauk Centre, Mn 56378

Site Address 10723 County 95

Phone Number [REDACTED]

Property Owners Name & Address (if not applicant) \_\_\_\_\_

Parcel ID(s) 14-0030900 Township Kandota Lake/River Name Fairy

Zoning District (circle one): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland

Full and Current Legal Description(s) \_\_\_\_\_  
(attach if necessary)

Current tax statement or other proof of ownership attached ( ) yes ( ) no

Measurement of land involved: Width \_\_\_\_\_ Length \_\_\_\_\_ Acres \_\_\_\_\_

Septic System: Date installed 11/26/92 Date of latest Compliance Inspection 8/3/25

Is an upgrade needed: ( ) yes (X) no

Site accessed by: (X) public road ( ) easement

If easement, is the easement legally recorded? ( ) yes ( ) no

Detailed Explanation of Request:

Expansion of an existing feedlot in shoreland zoning from 122 animal units to 499 animal units.

Did you meet with the Township Board to present the Application for Conditional Use Permit?

Yes X No \_\_\_\_\_ Date of the meeting: 4/13/2026

[Signature]  
Optional Township Board Signature

Chair  
Board Position

Pd #600  
4/14/26  
NO  
Received  
By NO  
4/14/26

Will the request create an excessive burden on the existing roads or other utilities? Explain

No - Minimal additional traffic. Very low energy consumption

Is the requested use compatible with the surrounding properties? Explain

Yes - Existing Agriculture property.

Could the use significantly depreciate near-by properties? Explain

No - Building Site has big Setback from roads or surrounding properties

Will the structure and the use have an appearance that will not have an adverse effect on near-by properties? Explain

Yes - New Construction - Big Setback from roads or surrounding properties

Will the requested use create an adverse affect on near-by properties because of noise, odor, glare, hours of operation, or general unsightliness? Explain

No - Agave management practices with odor depleting technology - New Construction, total confinement

**RETURN APPLICATION, SITE PLAN, SEWER INFORMATION AND ANY ADDITION INFORMATION, AND FEE TO:**

Todd County Planning & Zoning Office  
215 1<sup>st</sup> Ave South, Suite 103  
Long Prairie, MN 56347

Fee: \$600.00 or After-the-Fact Fee: \$1,200.00 payable to "Todd County"

**Only complete applications may be placed on an agenda**

**\*\*A PARCEL IN JOINT OWNERSHIP MUST PROVIDE WRITTEN SIGNATURE OF ALL OWNERS\*\***

Blair Weiers  
Applicant Name Printed

Blair Weiers  
Signature

4/13/26  
Date

Property Owner Name Printed

Signature (If different than applicant)

Date

**A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).**

Will the request create an excessive burden on the existing roads or other utilities? **Explain**

\_\_\_\_\_  
\_\_\_\_\_

Is the requested use compatible with the surrounding properties? **Explain**

\_\_\_\_\_  
\_\_\_\_\_

Could the use significantly depreciate near-by properties? **Explain**

\_\_\_\_\_  
\_\_\_\_\_

Will the structure and the use have an appearance that will not have an adverse effect on near-by properties? **Explain**

\_\_\_\_\_  
\_\_\_\_\_

Will the requested use create an adverse affect on near-by properties because of noise, odor, glare, hours of operation, or general unsightliness? **Explain**

\_\_\_\_\_  
\_\_\_\_\_

**RETURN APPLICATION, SITE PLAN, SEWER INFORMATION AND ANY ADDITION  
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Todd County Planning & Zoning Office  
215 1<sup>st</sup> Ave South, Suite 103  
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\_\_\_\_\_  
Applicant Name Printed

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

*Cordie Weiers*

\_\_\_\_\_  
Property Owner Name Printed

\_\_\_\_\_  
Signature (If different than applicant)

*4-14-26*

\_\_\_\_\_  
Date

**A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).**

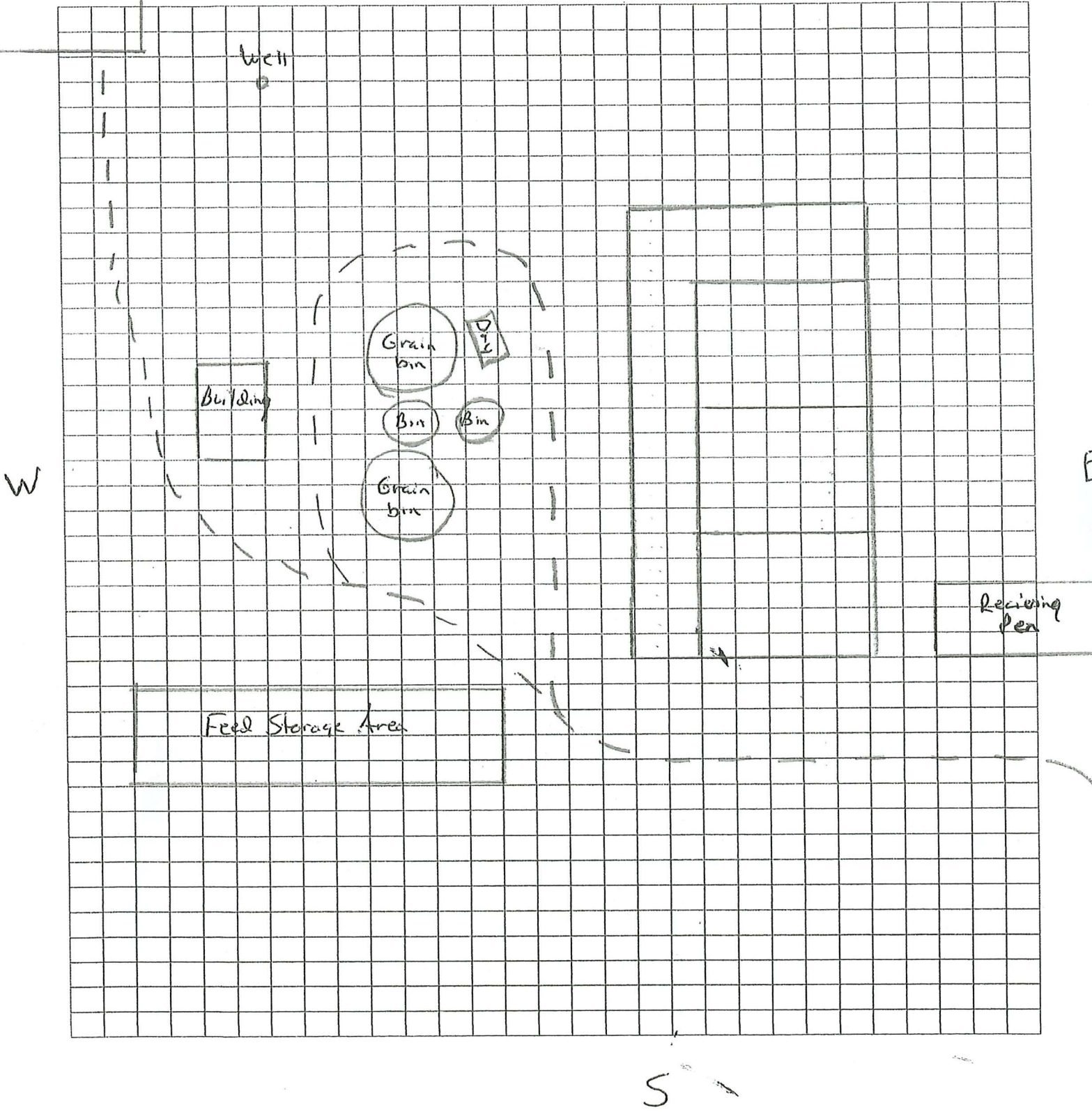
Septic

N

House

**Machinery Storage** **Building** **Site Plan**

Outline how the intended use will be situated on the property including buildings, parking areas, signage, material storage areas, etc.





14-0031000  
ALLENHINNENKAMP

14-0030900  
BLAIR A &  
CORALIE M WEIERS

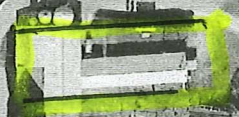
10723

GOV'T LOT 3

Marsh

Shallow  
Open Water

Shallow  
Open Water



DENISE GAIDA  
 TODD COUNTY AUD. / TREAS.  
 215 1ST AVE. S., SUITE 201  
 LONG PRAIRIE, MN 56347  
 320-732-4469  
 www.co.todd.mn.us

2026

PROPERTY TAX STATEMENT

KANDOTA

PRCL# 14-0030900

RCPT# 10084

TC

4.774

4.795

Property ID Number: 14-0030900  
 Property Description: SECT-30 TWP-127 RANG-34  
 LOTS 1,2,3 & NE4 NW4 152.71 ACRES

10723 COUNTY 95

BLAIR A & CORALIE M WEIERS  
 10723 COUNTY 95  
 SAUK CENTRE MN 56378

22152-T

ACRES 152.71

| Values and Classification |  |           |           |
|---------------------------|--|-----------|-----------|
| Taxes Payable Year        |  |           |           |
|                           | 2025                                   | 2026      |           |
| Step 1                    | Estimated Market Value:                | 745,300   | 782,200   |
|                           | Homestead Exclusion:                   | 23,483    | 25,967    |
|                           | Taxable Market Value:                  | 721,817   | 756,233   |
|                           | New Improve/Expired Excls:             |           |           |
|                           | Property Class:                        | AGRI HSTD | AGRI HSTD |
|                           |  | RUVH HSTD | RUVH HSTD |
|                           | Sent in March 2025                     |           |           |
| Step 2                    | Proposed Tax                           |           |           |
|                           | * Does Not Include Special Assessments |           | 3,526.00  |
|                           | Sent in November 2025                  |           |           |
| Step 3                    | Property Tax Statement                 |           |           |
|                           | First half Taxes:                      |           | 1,788.00  |
|                           | Second half Taxes:                     |           | 1,788.00  |
|                           | Total Taxes Due in 2026                |           | 3,576.00  |

\$\$\$

REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.

Read the back of this statement to find out how to apply.

| Taxes Payable Year:                                 | 2025     | 2026     |
|---|----------|----------|
|   |          | 2,168.20 |
| <input type="checkbox"/>                            |          |          |
|   | 2,537.08 |          |
| Property Tax and Credits                            | 4,500.13 | 4,375.19 |
| 3. Property taxes before credits                    |          |          |
| 4. A. Agricultural and rural land tax credits       | 490.00   | 490.00   |
| B. Other credits to reduce your property tax        | 344.13   | 367.19   |
| 5. Property taxes after credits                     | 3,666.00 | 3,518.00 |
| Property Tax by Jurisdiction                        |          |          |
| 6. County   | 1,796.55 | 1,816.96 |
| 7. City or Town                                     | 257.06   | 298.40   |
| 8. State General Tax                                | .00      | .00      |
| 9. School District: 743                             |          |          |
| A. Voter approved levies                            | 794.39   | 696.33   |
| B. Other local levies                               | 783.79   | 673.14   |
| 10. Special Taxing Districts:                       |          |          |
| A. REGION V   | 3.41     | 3.34     |
| B. SAUK WATER SHED DISTRICT                         | 30.80    | 29.83    |
| C.  |          |          |
| D.  |          |          |
| 11. Non-school voter approved referenda levies      |          |          |
| 12. Total property tax before special assessments   | 3,666.00 | 3,518.00 |
| Special Assessments on Your Property                |          |          |
| 13. A. 89026 CO ENVIRONMENTAL FEE                   |          | 58.00    |
| B. 89025 CO ENVIRONMENTAL FEE                       | 54.00    |          |
| C.  |          |          |
| D.  |          |          |
| PRIN 58.00  |          |          |
| INT   |          |          |
| TOT 58.00   |          |          |
| 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | 3,720.00 | 3,576.00 |

2nd Half Pay Stub 2026 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT  
 MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.  
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2026 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT  
 MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.  
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 14-0030900  
 AGRI HSTD

RCPT# 10084

PRCL# 14-0030900  
 AGRI HSTD

RCPT# 10084

| AMOUNT DUE   | AMOUNT DUE   | TOTAL TAX |
|--|--|-----------|
| NOVEMBER 16, 2026  | 2ND HALF TAX 1,788.00                              | 3,576.00  |
|  | PENALTY  | 1,788.00  |
| NO RECEIPT SENT UNLESS REQUESTED.<br>YOUR CANCELLED CHECK IS YOUR RECEIPT. | TOTAL  | TOTAL     |
|  | TAXES OF \$100.00 OR LESS<br>MUST BE PAID IN FULL. |           |

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER. ELECTRONIC  
 PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER. ELECTRONIC  
 PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

BLAIR A & CORALIE M WEIERS  
 10723 COUNTY 95  
 SAUK CENTRE MN 56378

22152-T

BLAIR A & CORALIE M WEIERS  
 10723 COUNTY 95  
 SAUK CENTRE MN 56378

22152-T

CHECK  CASH  COUNTER  MAIL

LIST ADDRESS CORRECTION ON BACK  
 TODD COUNTY

CHECK  CASH  COUNTER  MAIL

LIST ADDRESS CORRECTION ON BACK  
 TODD COUNTY

TODD COUNTY, MINNESOTA  
Date 06-12-2023  
Registration Tax Hereon of \$460.00  
Todd County Property Records &  
Taxpayer Services

Document #: A536734

ELECTRONICALLY RECORDED ON  
06-12-2023 at 4:27 PM  
KIMBERLY BOSL  
TODD COUNTY RECORDER  
Long Prairie, MN  
Fee Amount: \$46.00

**Return to:**

Bonanza Valley State Bank  
147 Central Ave S  
Brooten, MN 56316

Parcel Identifier Number  
14-0030900

DOCUMENT NO.

**REAL ESTATE MORTGAGE**

Blair Weiers and Coralie Weiers, Husband and Wife

("Mortgagor,")

whether one or more), whose address is 10723 County 95, Sauk Centre, MN 56378,  
mortgages, conveys, assigns, grants a security interest in and warrants to Bonanza Valley State Bank  
("Lender"), whose address is 147 Central Ave S, Brooten, MN 56316  
in consideration of the sum of Two Hundred Thousand Dollars and 00/100  
Dollars (\$ 200,000.00), loaned or to be loaned to Blair Weiers and Coralie Weiers

("Borrower," whether one or more) by Lender, evidenced by Borrower's note(s) or agreement(s) dated June 12, 2023  
with an original maturity date of June 12, 2024, if not paid earlier, the real estate described below, together with all  
privileges, hereditaments, easements and appurtenances, all rents, leases, issues and profits, all claims, awards and payments made as a result of  
the exercise of the right of eminent domain, all existing and future improvements and all goods that are or are to become fixtures attached to or related  
to the real estate described below (all called the "Property") to secure the Obligations described in paragraph 4, including, but not limited to,  
repayment of the sum stated above plus certain future advances made by Lender. The sum stated above, exclusive of any amounts advanced by  
Lender pursuant to paragraph 4 below, constitutes the "initial amount of the debt" within the meaning of Minn. Stat. § 287.03.

**1. Description of Property.** (This Property is the homestead of Mortgagor.) This Property is located in Todd  
County, Minnesota.

The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4), and Lots 1, 2, and 3, all in Section 30, Township 127 North, Range 34 West,  
Todd County, Minnesota.

- If checked here, description continues or appears on attached sheet(s).
- If checked here, this Mortgage is a purchase money mortgage.
- If checked here, this Mortgage is a "construction mortgage" under M.S.A. § 336.9-334(h).
- If checked here, Condominium Rider is attached.
- If checked here, this Mortgage secures a revolving line of credit under which advances, payments and readvances may be made from time to time, and the principal amount of the revolving line secured by this Mortgage at any one time shall not exceed the sum stated above.

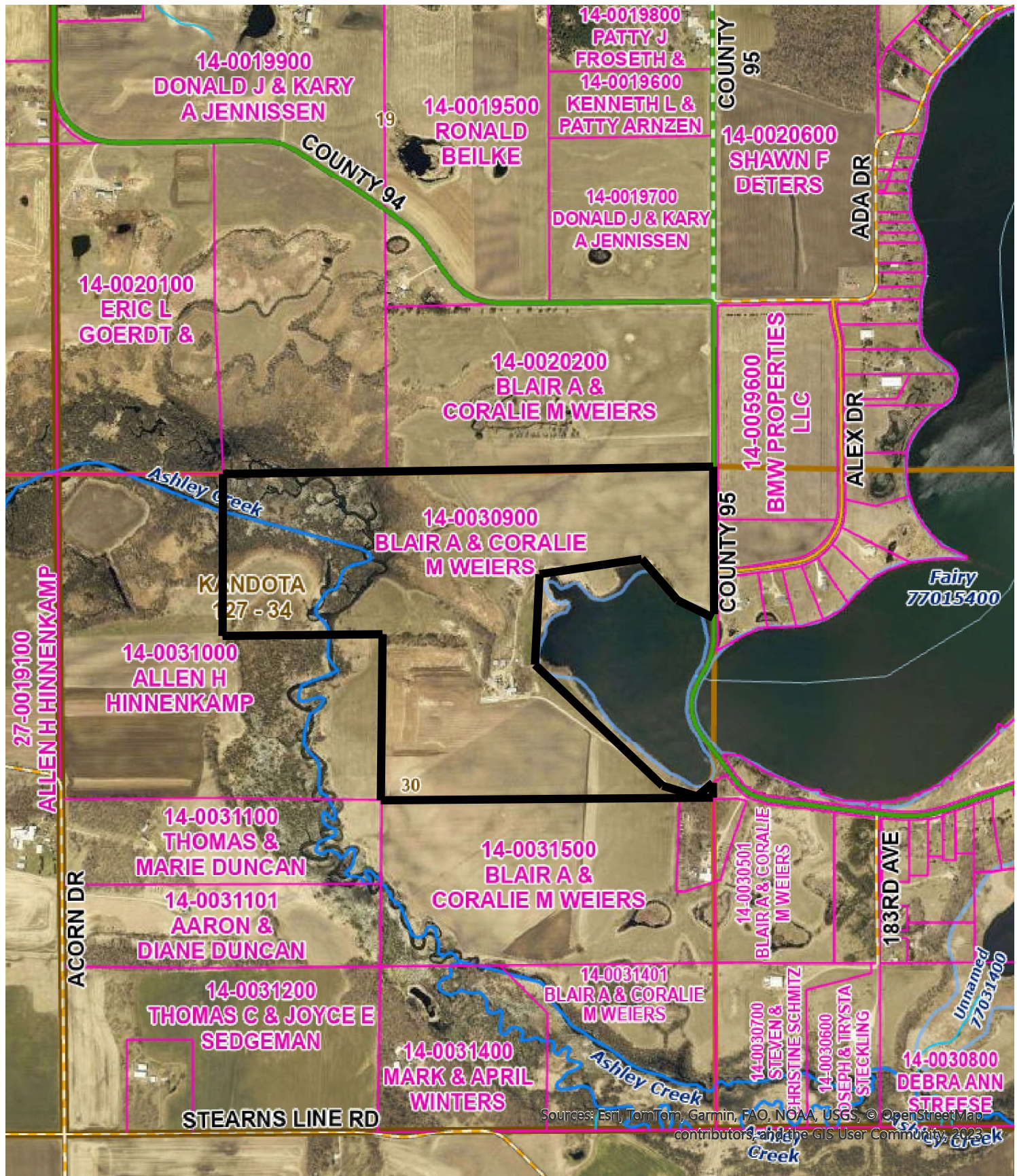
**2. Title.** Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current taxes and assessments not yet due and n/a

**3. Escrow.** Interest will not be paid on escrowed funds if an escrow is required under paragraph 8(a) of this Mortgage.

**4. Mortgage as Security.** This Mortgage secures prompt payment to Lender of (a) the sum stated in the first paragraph of this Mortgage, plus interest and charges, according to the terms of the promissory note(s) or agreement(s) of Borrower to Lender identified in the first paragraph of this Mortgage, and any extensions, renewals or modifications of such promissory note(s) or agreement(s) plus (b) to the extent not prohibited by applicable law, all costs and expenses of collection or enforcement including the costs and expenses set forth in paragraph 17 (all called the "Obligations"). This Mortgage also secures the performance of all covenants, conditions and agreements contained in this Mortgage. Unless otherwise required by law, Lender will satisfy this Mortgage upon request by Mortgagor if (a) the Obligations have been paid according to their terms, (b) Lender has terminated any line of credit under which advances are to be secured by this Mortgage, and (c) all other payments required under this Mortgage and the Obligations and all other terms, conditions, covenants, and agreements contained in this Mortgage and the documents evidencing the Obligations have been paid and performed.

**5. Taxes.** To the extent not paid to Lender under paragraph 8(a), Mortgagor shall pay before they become delinquent, all taxes, assessments and other charges which may be levied or assessed against the Property, against Lender upon this Mortgage or the Obligations or other debt secured by this Mortgage, or upon Lender's interest in the Property, and deliver to Lender receipts showing timely payment.

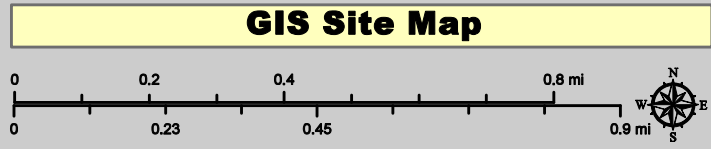
**6. Authority of Lender to Perform for Mortgagor.** If Mortgagor fails to perform any of Mortgagor's duties set forth in this Mortgage, including,



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023



Todd County GIS  
215 1st Ave S, Ste 102  
Long Prairie, MN 56347  
(Office) 320-732-4248



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

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